

HOUSING NOW

Greater Toronto Area



Canada Mortgage and Housing Corporation

Date Released: May 2009

New Home Market

Housing Starts Trend Downward

The Greater Toronto Area (GTA) recorded a total of 1,527 housing starts in April, down from 3,923 in the same month last year. After a strong showing in March, the volatile multiples segment moved lower, which is consistent with a downward trend experienced since last fall.

Construction activity in the singles segment has been trending down over the past year, with year-over-year declines registered in each of the past 12 months. Year to date, total housing starts in the GTA are down 42 per cent compared to the same period last year.

After several years of strong residential construction, lower levels of building activity this year are more aligned with longer-term demo-

Figure 1



Table of Contents

1 New Home Market
Housing Starts Trend Downward

3 Maps

10 Tables

SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View print, download or subscribe to get market information e-mailed to you on the day it is released. New! CMHC's electronic suite of national standardized products is now available for free.

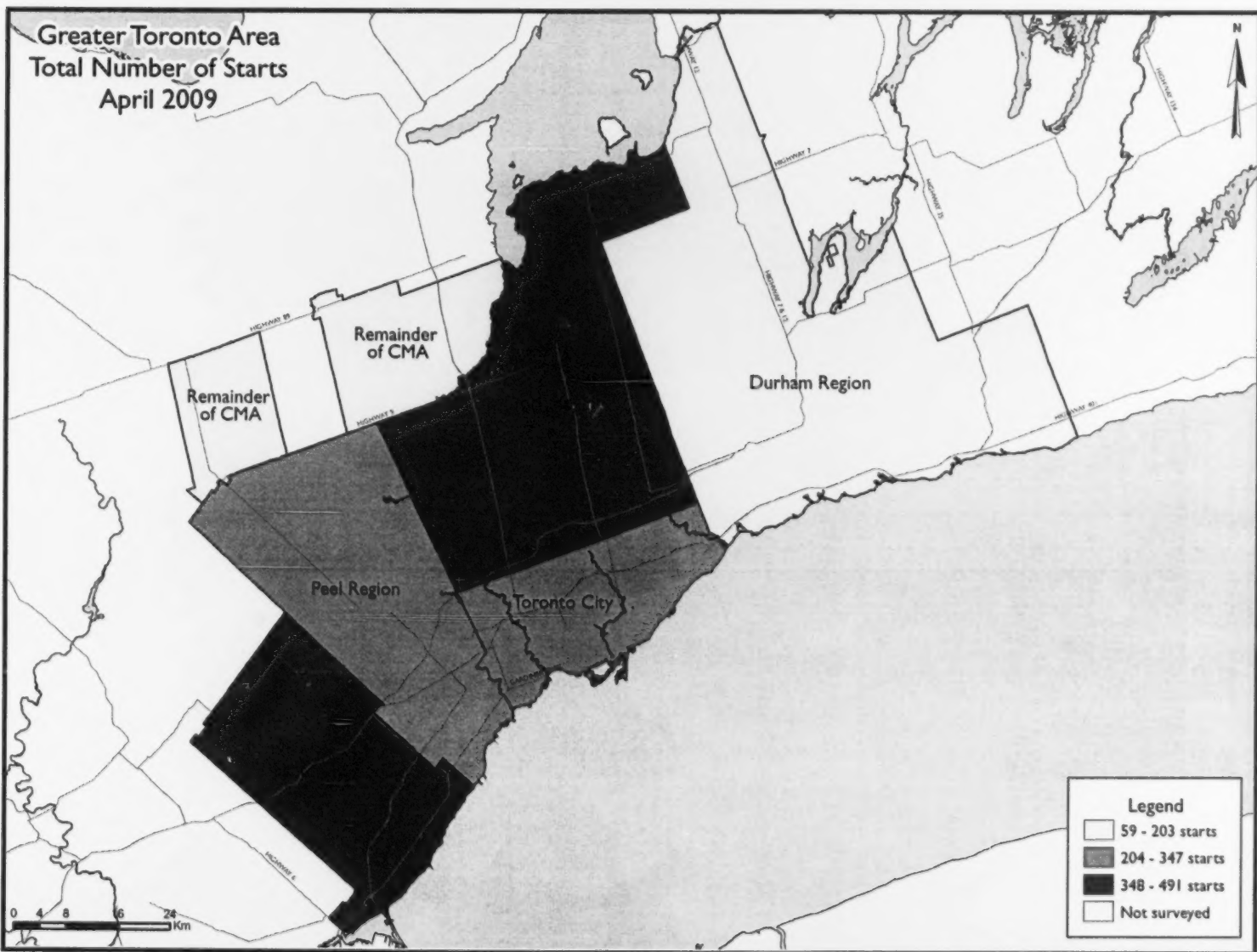
Canada

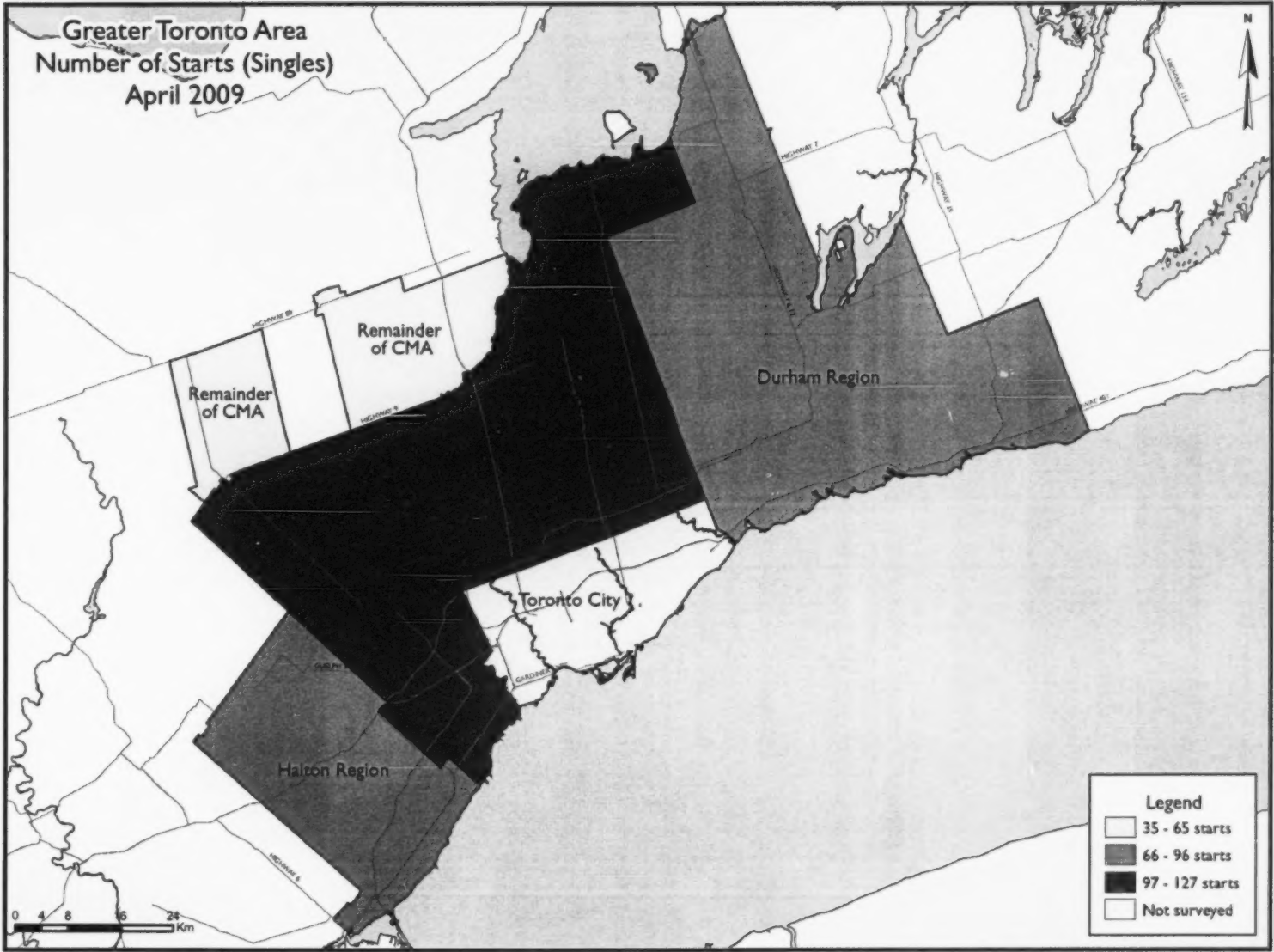
CMHC SCHL
HOME TO CANADIANS

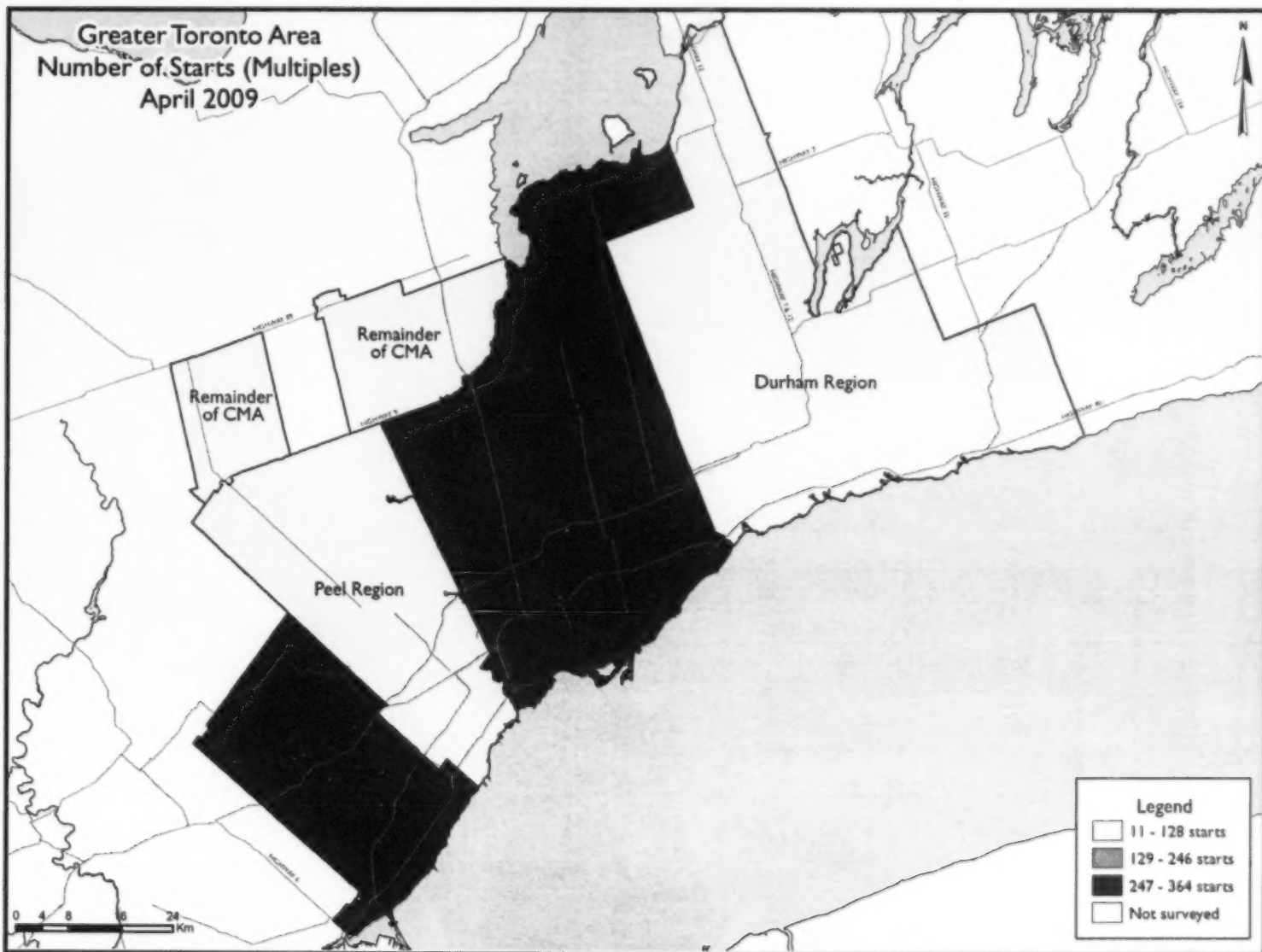
graphic needs. Softer economic fundamentals displayed through Toronto's labour market performance have put downward pressure on housing demand. As a result, construction levels are falling back to their longer-term averages.

Moving into the second half of this year, starts for condominium apartments are expected to pick up, reflecting high sales volumes occurring into the first half of last year and a number of projects planned and

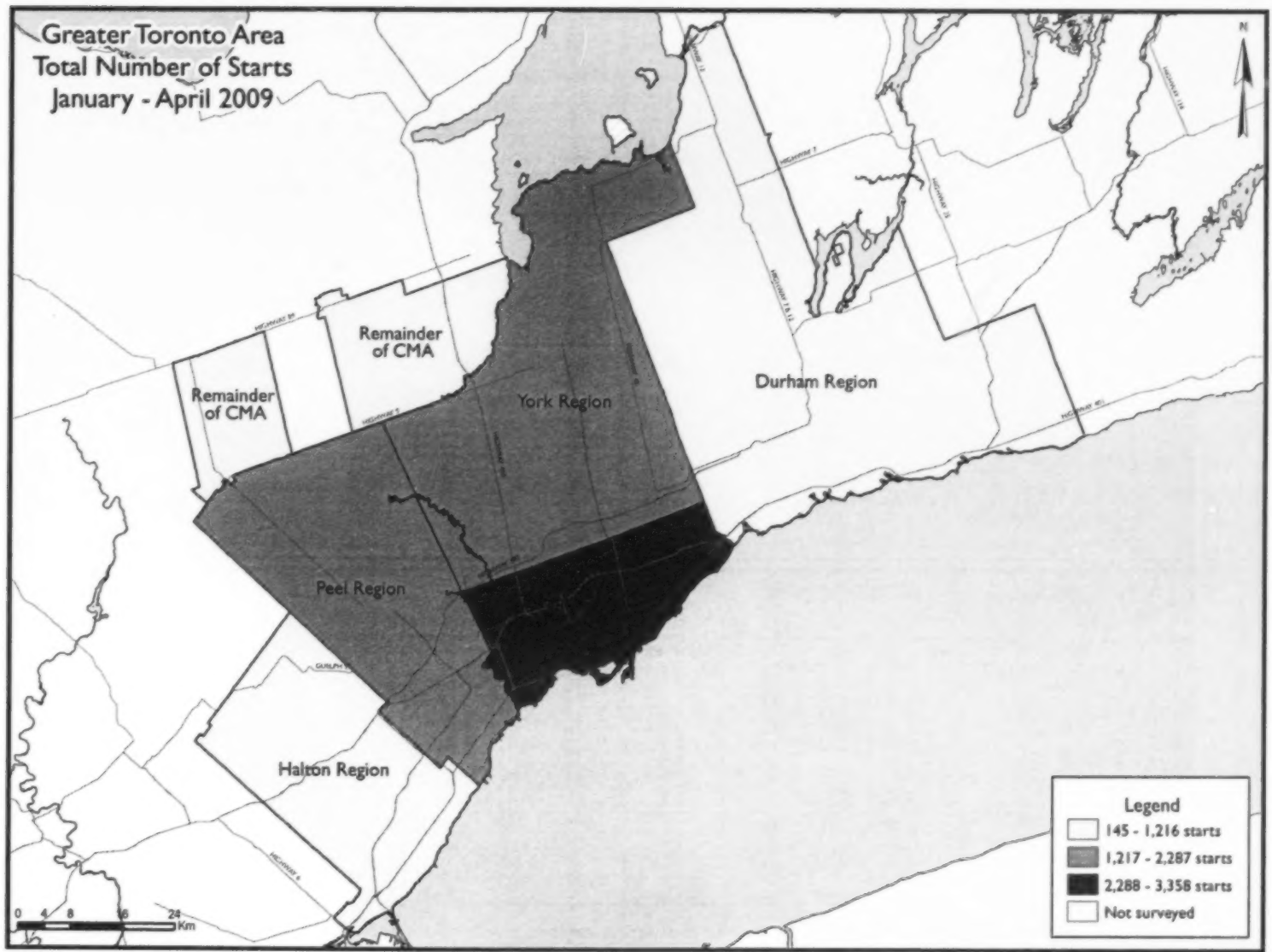
not yet constructed. Purchase incentives, record-low borrowing costs and tighter resale market conditions are expected to encourage activity in the new high-rise market going forward.

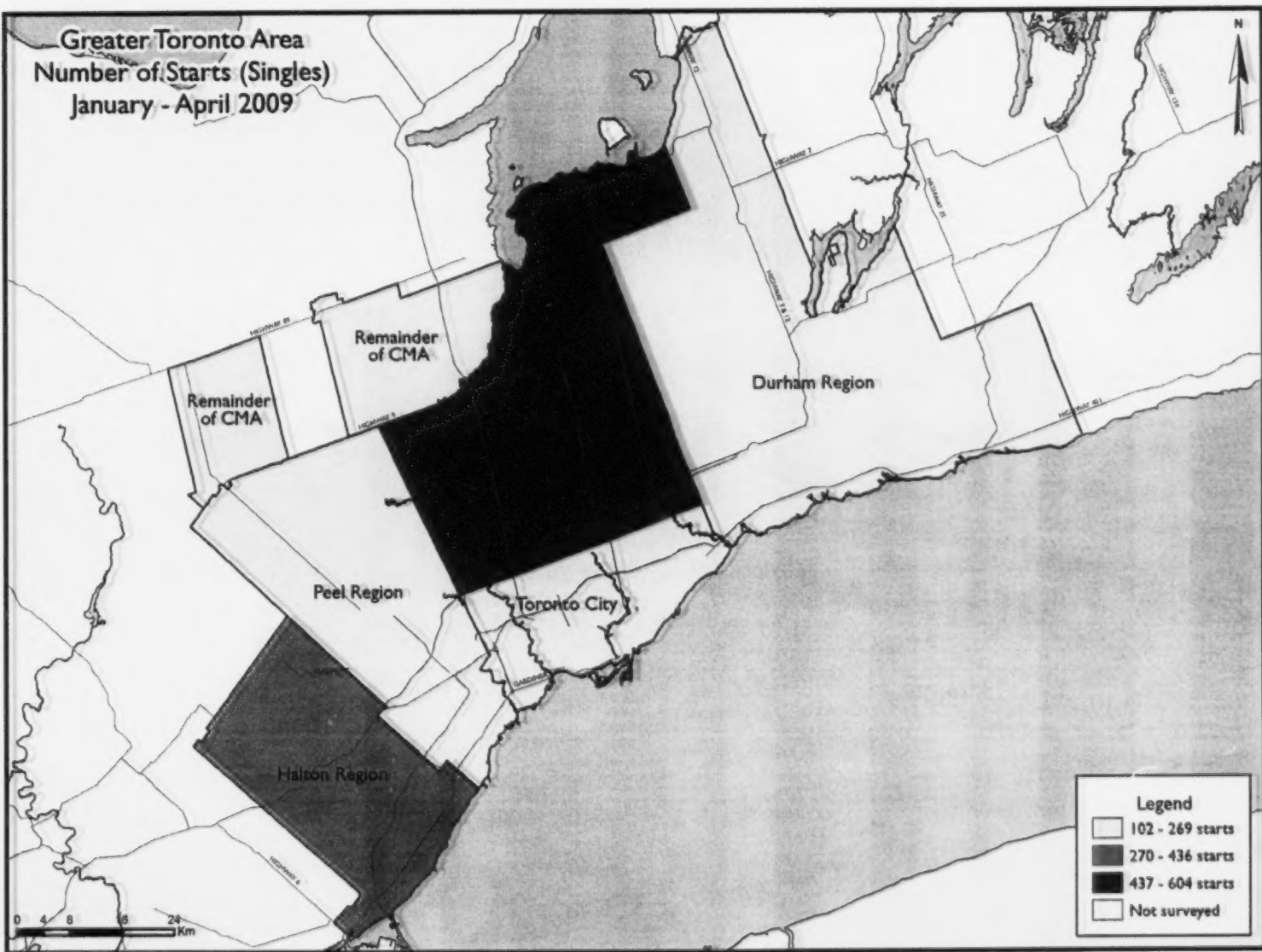


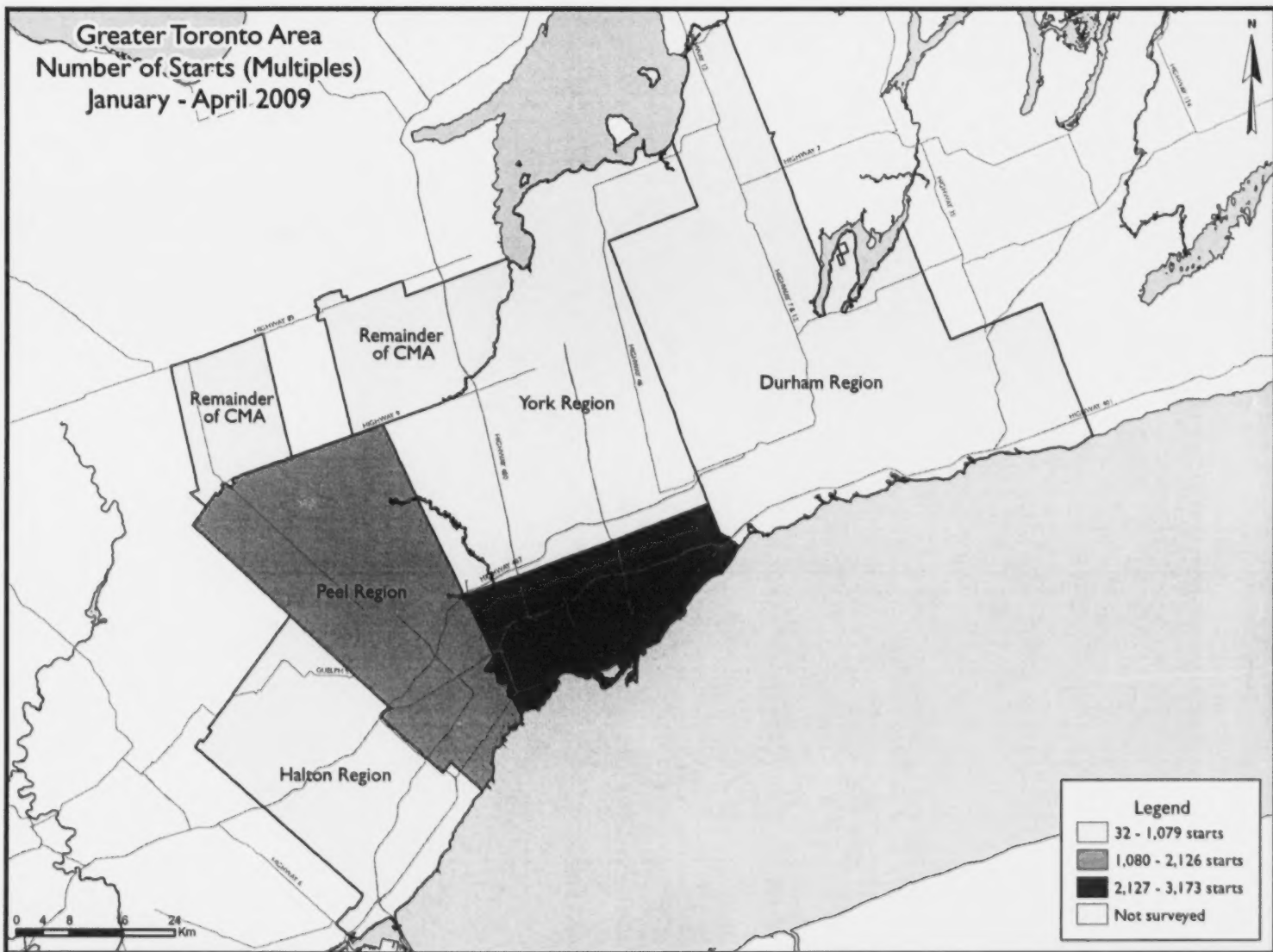




**Greater Toronto Area
Total Number of Starts
January - April 2009**







ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby
Remainder of CMA	Bradford / West Gwillimbury, Town of Mono, New Tecumseth, Orangeville

HOUSING NOW REPORT TABLES

Available in ALL reports:

- 1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

Available in SELECTED Reports:

- 1.1 Housing Activity Summary by Submarket
- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Toronto CMA

April 2009

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
April 2009	438	126	170	2	78	373	0	120	1,307
April 2008	1,102	168	341	0	67	1,664	20	222	3,584
% Change	-60.3	-25.0	-50.1	n/a	16.4	-77.6	-100.0	-45.9	-63.5
Year-to-date 2009	1,532	556	523	26	299	4,145	0	130	7,211
Year-to-date 2008	3,609	542	910	0	446	6,210	20	792	12,529
% Change	-57.6	2.6	-42.5	n/a	-33.0	-33.3	-100.0	-83.6	-42.4
UNDER CONSTRUCTION									
April 2009	5,625	1,548	2,158	82	1,296	34,447	0	1,637	46,793
April 2008	9,681	1,666	3,121	19	972	28,794	20	2,382	46,655
% Change	-41.9	-7.1	-30.9	**	33.3	19.6	-100.0	-31.3	0.3
COMPLETIONS									
April 2009	781	322	168	8	206	2,435	16	3	3,939
April 2008	1,004	146	299	0	72	1,316	0	177	3,014
% Change	-22.2	120.5	-43.8	n/a	186.1	85.0	n/a	-98.3	30.7
Year-to-date 2009	3,170	846	779	18	499	5,681	16	150	11,159
Year-to-date 2008	3,854	526	1,080	3	288	4,729	0	759	11,239
% Change	-17.7	60.8	-27.9	**	73.3	20.1	n/a	-80.2	-0.7
COMPLETED & NOT ABSORBED									
April 2009	646	71	119	9	37	298	27	85	1,292
April 2008	449	56	168	0	17	192	14	448	1,344
% Change	43.9	26.8	-29.2	n/a	117.6	55.2	92.9	-81.0	-3.9
ABSORBED									
April 2009	785	317	162	1	209	2,428	5	9	3,916
April 2008	1,049	144	298	0	71	1,339	0	36	2,937
% Change	-25.2	120.1	-45.6	n/a	194.4	81.3	n/a	-75.0	33.3
Year-to-date 2009	3,131	830	744	9	483	5,676	5	124	11,002
Year-to-date 2008	3,827	525	1,094	3	296	4,732	0	488	10,965
% Change	-18.2	58.1	-32.0	200.0	63.2	19.9	n/a	-74.6	0.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Oshawa CMA

April 2009

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
April 2009	54	0	0	0	5	0	0	0	59
April 2008	154	0	12	0	6	0	0	0	172
% Change	-64.9	n/a	-100.0	n/a	-16.7	n/a	n/a	n/a	-65.7
Year-to-date 2009	122	0	0	0	5	0	0	0	127
Year-to-date 2008	418	2	20	0	47	0	0	27	514
% Change	-70.8	-100.0	-100.0	n/a	-89.4	n/a	n/a	-100.0	-75.3
UNDER CONSTRUCTION									
April 2009	695	0	103	0	128	155	0	0	1,081
April 2008	1,170	8	175	0	209	203	0	173	1,938
% Change	-40.6	-100.0	-41.1	n/a	-38.8	-23.6	n/a	-100.0	-44.2
COMPLETIONS									
April 2009	106	0	62	0	4	0	0	3	175
April 2008	145	0	5	0	16	0	0	0	166
% Change	-26.9	n/a	**	n/a	-75.0	n/a	n/a	n/a	5.4
Year-to-date 2009	387	2	105	0	27	0	0	3	524
Year-to-date 2008	482	2	30	0	19	36	0	0	569
% Change	-19.7	0.0	**	n/a	42.1	-100.0	n/a	n/a	-7.9
COMPLETED & NOT ABSORBED									
April 2009	27	0	42	0	31	51	0	0	151
April 2008	40	0	8	0	15	96	0	0	159
% Change	-32.5	n/a	**	n/a	106.7	-46.9	n/a	n/a	-5.0
ABSORBED									
April 2009	111	0	54	0	5	3	0	3	176
April 2008	141	1	5	0	10	0	0	0	157
% Change	-21.3	-100.0	**	n/a	-50.0	n/a	n/a	n/a	12.1
Year-to-date 2009	405	2	94	0	38	3	0	3	545
Year-to-date 2008	487	5	38	0	21	25	0	0	576
% Change	-16.8	-60.0	147.4	n/a	81.0	-88.0	n/a	n/a	-5.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1c: Housing Activity Summary of Greater Toronto Area
April 2009

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
April 2009	471	148	146	0	87	373	0	302	1,527
April 2008	1,263	170	353	0	81	1,814	20	222	3,923
% Change	-62.7	-12.9	-58.6	n/a	7.4	-79.4	-100.0	36.0	-61.1
Year-to-date 2009	1,601	572	488	0	325	4,235	0	494	7,715
Year-to-date 2008	3,950	540	924	0	535	6,409	20	815	13,193
% Change	-59.5	5.9	-47.2	n/a	-39.3	-33.9	-100.0	-39.4	-41.5
UNDER CONSTRUCTION									
April 2009	6,332	1,564	2,204	49	1,555	35,108	0	1,901	48,713
April 2008	10,859	1,690	3,371	11	1,290	29,263	20	2,551	49,055
% Change	-41.7	-7.5	-34.6	**	20.5	20.0	-100.0	-25.5	-0.7
COMPLETIONS									
April 2009	900	324	230	10	277	2,435	16	6	4,198
April 2008	1,156	152	305	0	88	1,316	0	177	3,194
% Change	-22.1	113.2	-24.6	n/a	**	85.0	n/a	-96.6	31.4
Year-to-date 2009	3,609	854	901	23	605	5,681	16	153	11,842
Year-to-date 2008	4,371	552	1,130	2	339	4,765	0	759	11,918
% Change	-17.4	54.7	-20.3	**	78.5	19.2	n/a	-79.8	-0.6
COMPLETED & NOT ABSORBED									
April 2009	688	79	167	9	80	349	27	85	1,484
April 2008	492	56	178	0	37	288	14	453	1,518
% Change	39.8	41.1	-6.2	n/a	116.2	21.2	92.9	-81.2	-2.2
ABSORBED									
April 2009	904	318	216	3	276	2,431	5	12	4,165
April 2008	1,202	151	304	0	84	1,339	0	41	3,121
% Change	-24.8	110.6	-28.9	n/a	**	81.6	n/a	-70.7	33.5
Year-to-date 2009	3,569	846	859	14	589	5,679	5	127	11,688
Year-to-date 2008	4,334	554	1,152	2	354	4,781	0	523	11,700
% Change	-17.7	52.7	-25.4	**	66.4	18.8	n/a	-75.7	-0.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table I.1: Housing Activity Summary by Submarket

April 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
April 2009	64	32	0	0	0	220	0	0	316
April 2008	66	18	125	0	0	1,385	0	0	1,594
York Region									
April 2009	127	6	85	0	0	153	0	120	491
April 2008	362	20	102	0	0	0	0	0	484
Peel Region									
April 2009	108	88	14	0	0	0	0	0	210
April 2008	204	16	114	0	6	279	20	222	861
Halton Region									
April 2009	95	22	41	0	82	0	0	182	422
April 2008	363	108	0	0	69	101	0	0	641
Durham Region									
April 2009	77	0	6	0	5	0	0	0	88
April 2008	268	8	12	0	6	49	0	0	343
Toronto CMA									
April 2009	438	126	170	2	78	373	0	120	1,307
April 2008	1,102	168	341	0	67	1,664	20	222	3,584
Oshawa CMA									
April 2009	54	0	0	0	5	0	0	0	59
April 2008	154	0	12	0	6	0	0	0	172
Greater Toronto Area									
April 2009	471	148	146	0	87	373	0	302	1,527
April 2008	1,263	170	353	0	81	1,814	20	222	3,923

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table I.1: Housing Activity Summary by Submarket

April 2009

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Toronto City									
April 2009	1,030	268	795	0	49	25,108	0	1,106	28,356
April 2008	1,147	284	1,189	0	127	22,923	0	1,600	27,270
York Region									
April 2009	1,798	280	719	2	128	3,528	0	128	6,583
April 2008	2,926	322	788	1	282	2,435	0	71	6,825
Peel Region									
April 2009	1,510	704	207	42	853	5,308	0	403	9,027
April 2008	3,058	622	614	2	204	2,928	20	707	8,155
Halton Region									
April 2009	1,025	266	228	1	391	1,009	0	264	3,184
April 2008	1,858	300	387	2	426	725	0	0	3,698
Durham Region									
April 2009	969	46	255	4	134	155	0	0	1,563
April 2008	1,870	162	393	6	251	252	0	173	3,107
Toronto CMA									
April 2009	5,625	1,548	2,158	82	1,296	34,447	0	1,637	46,793
April 2008	9,681	1,666	3,121	19	972	28,794	20	2,382	46,655
Oshawa CMA									
April 2009	695	0	103	0	128	155	0	0	1,081
April 2008	1,170	8	175	0	209	203	0	173	1,938
Greater Toronto Area									
April 2009	6,332	1,564	2,204	49	1,555	35,108	0	1,901	48,713
April 2008	10,859	1,690	3,371	11	1,290	29,263	20	2,551	49,055

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2009

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Toronto City									
April 2009	124	106	78	0	18	2,067	0	0	2,393
April 2008	60	4	35	0	0	811	0	168	1,078
York Region									
April 2009	365	100	58	0	23	250	0	3	799
April 2008	464	50	127	0	9	4	0	9	663
Peel Region									
April 2009	109	64	6	8	12	50	16	0	265
April 2008	287	68	21	0	4	445	0	0	825
Halton Region									
April 2009	142	46	26	2	220	68	0	0	504
April 2008	165	26	97	0	56	56	0	0	400
Durham Region									
April 2009	160	8	62	0	4	0	0	3	237
April 2008	180	4	25	0	19	0	0	0	228
Toronto CMA									
April 2009	781	322	168	8	206	2,435	16	3	3,939
April 2008	1,004	146	299	0	72	1,316	0	177	3,014
Oshawa CMA									
April 2009	106	0	62	0	4	0	0	3	175
April 2008	145	0	5	0	16	0	0	0	166
Greater Toronto Area									
April 2009	900	324	230	10	277	2,435	16	6	4,198
April 2008	1,156	152	305	0	88	1,316	0	177	3,194

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2009

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Toronto City									
April 2009	112	21	72	0	9	230	11	61	516
April 2008	114	13	18	0	0	180	14	448	787
York Region									
April 2009	9	2	20	0	14	60	0	0	105
April 2008	48	5	28	0	8	12	0	0	101
Peel Region									
April 2009	445	41	12	9	3	0	16	24	550
April 2008	246	22	88	0	5	0	0	0	361
Halton Region									
April 2009	67	14	10	0	23	8	0	0	122
April 2008	29	2	9	0	9	0	0	5	54
Durham Region									
April 2009	55	1	53	0	31	51	0	0	191
April 2008	55	14	35	0	15	96	0	0	215
Toronto CMA									
April 2009	646	71	119	9	37	298	27	85	1,292
April 2008	449	56	168	0	17	192	14	448	1,344
Oshawa CMA									
April 2009	27	0	42	0	31	51	0	0	151
April 2008	40	0	8	0	15	96	0	0	159
Greater Toronto Area									
April 2009	688	79	167	9	80	349	27	85	1,484
April 2008	492	56	178	0	37	288	14	453	1,518

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2009

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Toronto City									
April 2009	135	105	61	0	18	2,073	3	0	2,395
April 2008	67	2	46	0	0	838	0	27	980
York Region									
April 2009	363	100	67	0	26	245	0	3	804
April 2008	460	49	123	0	10	0	0	9	651
Peel Region									
April 2009	100	66	6	1	12	50	2	0	237
April 2008	309	69	9	0	2	445	0	0	834
Halton Region									
April 2009	150	40	28	2	215	60	0	6	501
April 2008	193	26	95	0	59	56	0	5	434
Durham Region									
April 2009	156	7	54	0	5	3	0	3	228
April 2008	173	5	31	0	13	0	0	0	222
Toronto CMA									
April 2009	785	317	162	1	209	2,428	5	9	3,916
April 2008	1,049	144	298	0	71	1,339	0	36	2,937
Oshawa CMA									
April 2009	111	0	54	0	5	3	0	3	176
April 2008	141	1	5	0	10	0	0	0	157
Greater Toronto Area									
April 2009	904	318	216	3	276	2,431	5	12	4,165
April 2008	1,202	151	304	0	84	1,339	0	41	3,121

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Toronto CMA

1999 - 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212
% Change	-23.8	-16.6	-37.0	146.4	48.1	136.7	**	154.3	26.8
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.2
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080
% Change	-10.6	-16.2	-17.7	-5.9	-19.4	-7.2	-93.3	1.4	-10.9
2005	15,746	3,333	4,690	51	1,751	14,376	119	1,530	41,596
% Change	-17.0	-5.2	7.5	-47.4	18.7	15.5	133.3	28.9	-1.2
2004	18,979	3,514	4,362	97	1,475	12,450	51	1,187	42,115
% Change	-3.1	-26.5	-1.4	136.6	29.3	-6.3	-67.3	-35.0	-7.4
2003	19,585	4,782	4,422	41	1,141	13,291	156	1,825	45,475
% Change	-11.2	-8.1	4.4	-35.9	-29.4	46.4	-49.2	51.6	3.8
2002	22,049	5,206	4,235	64	1,616	9,081	307	1,204	43,805
% Change	31.3	-6.7	27.7	28.0	8.2	-28.7	56.6	58.4	6.8
2001	16,793	5,582	3,317	50	1,494	12,738	196	760	41,017
% Change	-1.6	0.3	-27.8	-2.0	5.1	27.6	36.1	**	5.2
2000	17,068	5,564	4,595	51	1,422	9,981	144	133	38,982
% Change	10.0	13.0	26.4	**	-31.4	20.7	125.0	-66.0	11.7
1999	15,519	4,923	3,635	13	2,074	8,270	64	391	34,904

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Oshawa CMA
1999 - 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2008	1,500	4	255	0	177	24	0	27	1,987
% Change	-14.1	-71.4	38.6	n/a	6.0	-81.7	n/a	-81.5	-16.8
2007	1,747	14	184	0	167	131	0	146	2,389
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2
2006	2,108	18	259	0	123	486	1	0	2,995
% Change	-8.4	80.0	5.3	n/a	**	54.8	-97.3	-100.0	2.1
2005	2,301	10	246	0	22	314	37	4	2,934
% Change	-2.3	-85.3	-49.9	n/a	-21.4	49.5	n/a	n/a	-6.9
2004	2,356	68	491	0	28	210	0	0	3,153
% Change	-23.4	-60.5	-10.6	n/a	n/a	191.7	n/a	-100.0	-19.3
2003	3,074	172	549	0	0	72	0	40	3,907
% Change	4.0	83.0	86.1	n/a	-100.0	-20.0	-100.0	n/a	11.9
2002	2,955	94	295	0	40	90	16	0	3,490
% Change	45.0	34.3	-31.6	n/a	n/a	n/a	-27.3	n/a	36.3
2001	2,038	70	431	0	0	0	22	0	2,561
% Change	-5.3	-18.6	5.4	n/a	-100.0	n/a	n/a	-100.0	-10.9
2000	2,152	86	409	0	99	0	0	128	2,874
% Change	0.1	**	123.5	n/a	15.1	n/a	-100.0	n/a	16.7
1999	2,150	6	183	0	86	0	38	0	2,463

Source: CMHC (Starts and Completions Survey)

**Table 1.2c: History of Housing Starts in the Greater Toronto Area
1999 - 2008**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2008	12,633	2,436	3,030	73	2,231	22,585	20	1,694	44,702
% Change	-24.0	-15.7	-35.2	**	39.0	134.9	**	111.0	23.4
2007	16,621	2,890	4,674	18	1,605	9,615	4	803	36,230
% Change	2.1	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.8
2006	16,277	2,894	4,288	12	1,673	13,824	17	1,626	40,611
% Change	-11.5	-14.5	-15.2	-65.7	-16.0	-6.6	-90.0	-3.9	-10.8
2005	18,400	3,385	5,059	35	1,992	14,800	170	1,692	45,533
% Change	-14.7	-7.4	-0.3	-12.5	23.9	13.5	120.8	27.9	-1.9
2004	21,570	3,656	5,074	40	1,608	13,041	77	1,323	46,393
% Change	-5.3	-27.1	-3.5	**	14.0	-3.3	-50.6	-29.1	-7.6
2003	22,770	5,016	5,259	1	1,411	13,482	156	1,865	50,207
% Change	-9.9	-6.1	7.1	-96.3	-28.4	47.1	-52.1	54.9	4.0
2002	25,277	5,342	4,911	27	1,970	9,168	326	1,204	48,274
% Change	32.2	-6.6	26.3	17.4	18.7	-30.2	48.2	58.4	8.2
2001	19,120	5,722	3,889	23	1,659	13,141	220	760	44,620
% Change	-1.6	-0.2	-24.5	109.1	-0.3	30.0	52.8	191.2	4.9
2000	19,434	5,736	5,150	11	1,664	10,108	144	261	42,532
% Change	10.7	13.8	30.7	n/a	-29.2	10.8	34.6	-33.2	10.4
1999	17,563	5,039	3,940	0	2,349	9,119	107	391	38,523

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
April 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2009	April 2008	April 2009	April 2008	April 2009	April 2008	April 2009	April 2008	April 2009	April 2008	% Change
Toronto City	64	66	32	18	0	125	220	1,385	316	1,594	-80.2
Toronto	8	6	0	0	0	0	220	1,385	228	1,391	-83.6
East York	2	6	2	0	0	0	0	0	4	6	-33.3
Etobicoke	8	10	4	0	0	13	0	0	12	23	-47.8
North York	25	30	26	12	0	0	0	0	51	42	21.4
Scarborough	20	10	0	6	0	112	0	0	20	128	-84.4
York	1	4	0	0	0	0	0	0	1	4	-75.0
York Region	127	362	6	20	85	102	273	0	491	484	1.4
Aurora	15	33	0	0	0	0	153	0	168	33	**
East Gwillimbury	1	1	0	0	0	0	0	0	1	1	0.0
Georgina Township	6	23	0	0	6	0	0	0	12	23	-47.8
King Township	0	0	0	0	0	0	0	0	0	0	n/a
Markham	9	130	4	16	31	48	120	0	164	194	-15.5
Newmarket	15	28	0	0	0	23	0	0	15	51	-70.6
Richmond Hill	30	12	2	0	48	0	0	0	80	12	**
Vaughan	25	90	0	2	0	0	0	0	25	92	-72.8
Whitchurch-Stouffville	26	45	0	2	0	31	0	0	26	78	-66.7
Peel Region	108	204	88	16	14	140	0	501	210	861	-75.6
Brampton	91	137	32	16	0	51	0	222	123	426	-71.1
Caledon	3	3	2	0	0	0	0	0	5	3	66.7
Mississauga	14	64	54	0	14	89	0	279	82	432	-81.0
Halton Region	95	363	26	108	119	69	182	101	422	641	-34.2
Burlington	2	38	26	2	0	8	182	101	210	149	40.9
Halton Hills	1	32	0	0	16	0	0	0	17	32	-46.9
Milton	64	212	0	100	103	61	0	0	167	373	-55.2
Oakville	28	81	0	6	0	0	0	0	28	87	-67.8
Durham Region	77	268	0	8	11	18	0	49	88	343	-74.3
Ajax	7	66	0	8	6	0	0	0	13	74	-82.4
Brock	10	0	0	0	0	0	0	0	10	0	n/a
Clarington	20	56	0	0	0	0	0	0	20	56	-64.3
Oshawa	12	30	0	0	0	6	0	0	12	36	-66.7
Pickering	5	14	0	0	0	0	0	0	5	14	-64.3
Scugog	0	8	0	0	0	0	0	49	0	57	-100.0
Uxbridge	1	26	0	0	0	0	0	0	1	26	-96.2
Whitby	22	68	0	0	5	12	0	0	27	80	-66.3
Remainder of Toronto CMA	35	39	0	0	24	0	0	0	59	39	51.3
Bradford West Gwillimbury	14	21	0	0	24	0	0	0	38	21	81.0
Town of Mono	2	0	0	0	0	0	0	0	2	0	n/a
New Tecumseth	17	9	0	0	0	0	0	0	17	9	88.9
Orangeville	2	9	0	0	0	0	0	0	2	9	-77.8
Toronto CMA	440	1,102	126	168	248	428	493	1,886	1,307	3,584	-63.5
Oshawa CMA	54	154	0	0	5	18	0	0	59	172	-65.7
Greater Toronto Area (GTA)	471	1,263	152	170	229	454	675	2,036	1,527	3,923	-61.1

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - April 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Toronto City	185	194	142	94	115	393	2,916	6,054	3,358	6,735	-50.1
Toronto	18	44	0	30	9	16	1,698	5,216	1,725	5,306	-67.5
East York	10	10	2	0	0	0	0	0	12	10	20.0
Etobicoke	17	24	4	2	0	18	196	127	217	171	26.9
North York	61	74	72	14	23	12	461	599	617	699	-11.7
Scarborough	77	38	64	44	83	326	561	112	785	520	51.0
York	2	4	0	4	0	3	0	0	2	11	-81.8
York Region	604	1,268	50	112	256	281	311	7	1,221	1,668	-26.8
Aurora	91	53	22	0	0	0	153	0	266	53	**
East Gwillimbury	6	3	2	0	0	6	0	0	8	9	-11.1
Georgina Township	10	44	0	0	6	0	0	0	16	44	-63.6
King Township	0	7	0	0	0	0	0	0	0	7	-100.0
Markham	49	561	16	82	103	74	128	7	296	724	-59.1
Newmarket	110	60	4	2	70	46	0	0	184	108	70.4
Richmond Hill	64	73	4	0	63	12	0	0	131	85	54.1
Vaughan	104	339	2	2	14	106	30	0	150	447	-66.4
Whitchurch-Stouffville	170	128	0	26	0	37	0	0	170	191	-11.0
Peel Region	238	701	256	78	213	382	1,048	752	1,755	1,913	-8.3
Brampton	213	399	68	56	11	135	0	473	292	1,063	-72.5
Caledon	4	7	2	0	0	0	0	0	6	7	-14.3
Mississauga	21	295	186	22	202	247	1,048	279	1,457	843	72.8
Halton Region	387	1,138	128	232	193	269	354	335	1,062	1,974	-46.2
Burlington	11	166	28	4	17	40	354	150	410	360	13.9
Halton Hills	14	44	0	0	24	0	0	0	38	44	-13.6
Milton	315	618	100	222	130	205	0	56	545	1,101	-50.5
Oakville	47	310	0	6	22	24	0	129	69	469	-85.3
Durham Region	187	649	0	26	32	152	100	76	319	903	-64.7
Ajax	37	165	0	24	10	67	0	0	47	256	-81.6
Brock	11	0	0	0	0	0	0	0	11	0	n/a
Clarington	51	147	0	2	0	0	0	0	51	149	-65.8
Oshawa	39	123	0	0	0	6	0	27	39	156	-75.0
Pickering	12	22	0	0	6	18	0	0	18	40	-55.0
Scugog	1	11	0	0	0	0	100	49	101	60	68.3
Uxbridge	4	33	0	0	11	0	0	0	15	33	-54.5
Whitby	32	148	0	0	5	61	0	0	37	209	-82.3
Remainder of Toronto CMA	102	254	8	6	35	6	0	4	145	270	-46.3
Bradford West Gwillimbury	43	70	8	6	24	0	0	0	75	76	-1.3
Town of Mono	13	7	0	0	0	0	0	0	13	7	85.7
New Tecumseth	40	150	0	0	11	6	0	4	51	160	-68.1
Orangeville	6	27	0	0	0	0	0	0	6	27	-77.8
Toronto CMA	1,558	3,609	556	542	822	1,376	4,275	7,002	7,211	12,529	-42.4
Oshawa CMA	122	418	0	2	5	67	0	27	127	514	-75.3
Greater Toronto Area (GTA)	1,601	3,950	576	542	809	1,477	4,729	7,224	7,715	13,193	-41.5

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
April 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2009	April 2008	April 2009	April 2008	April 2009	April 2008	April 2009	April 2008
Toronto City	0	125	0	0	220	1,385	0	0
Toronto	0	0	0	0	220	1,385	0	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	13	0	0	0	0	0	0
North York	0	0	0	0	0	0	0	0
Scarborough	0	112	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	85	102	0	0	153	0	120	0
Aurora	0	0	0	0	153	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	6	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	31	48	0	0	0	0	120	0
Newmarket	0	23	0	0	0	0	0	0
Richmond Hill	48	0	0	0	0	0	0	0
Vaughan	0	0	0	0	0	0	0	0
Whitchurch-Stouffville	0	31	0	0	0	0	0	0
Peel Region	14	120	0	20	0	279	0	222
Brampton	0	31	0	20	0	0	0	222
Caledon	0	0	0	0	0	0	0	0
Mississauga	14	89	0	0	0	279	0	0
Halton Region	119	69	0	0	0	101	182	0
Burlington	0	8	0	0	0	101	182	0
Halton Hills	16	0	0	0	0	0	0	0
Milton	103	61	0	0	0	0	0	0
Oakville	0	0	0	0	0	0	0	0
Durham Region	11	18	0	0	0	49	0	0
Ajax	6	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	0	0	0	0	0	0	0
Oshawa	0	6	0	0	0	0	0	0
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	49	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	5	12	0	0	0	0	0	0
Remainder of Toronto CMA	24	0	0	0	0	0	0	0
Bradford West Gwillimbury	24	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	248	408	0	20	373	1,664	120	222
Oshawa CMA	5	18	0	0	0	0	0	0
Greater Toronto Area (GTA)	229	434	0	20	373	1,814	302	222

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Toronto City	115	393	0	0	2,914	5,695	2	359
Toronto	9	16	0	0	1,696	4,857	2	359
East York	0	0	0	0	0	0	0	0
Etobicoke	0	18	0	0	196	127	0	0
North York	23	12	0	0	461	599	0	0
Scarborough	83	326	0	0	561	112	0	0
York	0	3	0	0	0	0	0	0
York Region	256	281	0	0	183	0	128	7
Aurora	0	0	0	0	153	0	0	0
East Gwillimbury	0	6	0	0	0	0	0	0
Georgina Township	6	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	103	74	0	0	0	0	128	7
Newmarket	70	46	0	0	0	0	0	0
Richmond Hill	63	12	0	0	0	0	0	0
Vaughan	14	106	0	0	30	0	0	0
Whitchurch-Stouffville	0	37	0	0	0	0	0	0
Peel Region	213	362	0	20	1,048	330	0	422
Brampton	11	115	0	20	0	51	0	422
Caledon	0	0	0	0	0	0	0	0
Mississauga	202	247	0	0	1,048	279	0	0
Halton Region	193	269	0	0	90	335	264	0
Burlington	17	40	0	0	90	150	264	0
Halton Hills	24	0	0	0	0	0	0	0
Milton	130	205	0	0	0	56	0	0
Oakville	22	24	0	0	0	129	0	0
Durham Region	32	152	0	0	0	49	100	27
Ajax	10	67	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	0	0	0	0	0	0	0
Oshawa	0	6	0	0	0	0	0	27
Pickering	6	18	0	0	0	0	0	0
Scugog	0	0	0	0	0	49	100	0
Uxbridge	11	0	0	0	0	0	0	0
Whitby	5	61	0	0	0	0	0	0
Remainder of Toronto CMA	35	6	0	0	0	0	0	4
Bradford West Gwillimbury	24	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	11	6	0	0	0	0	0	4
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	822	1,356	0	20	4,145	6,210	130	792
Oshawa CMA	5	67	0	0	0	0	0	27
Greater Toronto Area (GTA)	809	1,457	0	20	4,235	6,409	494	815

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
April 2009

Submarket	Freehold		Condominium		Rental		Total*	
	April 2009	April 2008	April 2009	April 2008	April 2009	April 2008	April 2009	April 2008
Toronto City	96	209	220	1,385	0	0	316	1,594
Toronto	8	6	220	1,385	0	0	228	1,391
East York	4	6	0	0	0	0	4	6
Etobicoke	12	23	0	0	0	0	12	23
North York	51	42	0	0	0	0	51	42
Scarborough	20	128	0	0	0	0	20	128
York	1	4	0	0	0	0	1	4
York Region	218	484	153	0	120	0	491	484
Aurora	15	33	153	0	0	0	168	33
East Gwillimbury	1	1	0	0	0	0	1	1
Georgina Township	12	23	0	0	0	0	12	23
King Township	0	0	0	0	0	0	0	0
Markham	44	194	0	0	120	0	164	194
Newmarket	15	51	0	0	0	0	15	51
Richmond Hill	80	12	0	0	0	0	80	12
Vaughan	25	92	0	0	0	0	25	92
Whitchurch-Stouffville	26	78	0	0	0	0	26	78
Peel Region	210	334	0	285	0	242	210	861
Brampton	123	178	0	6	0	242	123	426
Caledon	5	3	0	0	0	0	5	3
Mississauga	82	153	0	279	0	0	82	432
Halton Region	158	471	82	170	182	0	422	641
Burlington	24	40	4	109	182	0	210	149
Halton Hills	17	32	0	0	0	0	17	32
Milton	89	312	78	61	0	0	167	373
Oakville	28	87	0	0	0	0	28	87
Durham Region	83	288	5	55	0	0	88	343
Ajax	13	74	0	0	0	0	13	74
Brock	10	0	0	0	0	0	10	0
Clarington	20	56	0	0	0	0	20	56
Oshawa	12	30	0	6	0	0	12	36
Pickering	5	14	0	0	0	0	5	14
Scugog	0	8	0	49	0	0	0	57
Uxbridge	1	26	0	0	0	0	1	26
Whitby	22	80	5	0	0	0	27	80
Remainder of Toronto CMA	57	39	2	0	0	0	59	39
Bradford West Gwillimbury	38	21	0	0	0	0	38	21
Town of Mono	0	0	2	0	0	0	2	0
New Tecumseth	17	9	0	0	0	0	17	9
Orangeville	2	9	0	0	0	0	2	9
Toronto CMA	734	1,611	453	1,731	120	242	1,307	3,584
Oshawa CMA	54	166	5	6	0	0	59	172
Greater Toronto Area (GTA)	765	1,786	460	1,895	302	242	1,527	3,923

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - April 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Toronto City	442	651	2,914	5,725	2	359	3,358	6,735
Toronto	27	90	1,696	4,857	2	359	1,725	5,306
East York	12	10	0	0	0	0	12	10
Etobicoke	21	44	196	127	0	0	217	171
North York	156	100	461	599	0	0	617	699
Scarborough	224	378	561	142	0	0	785	520
York	2	11	0	0	0	0	2	11
York Region	910	1,592	183	69	128	7	1,221	1,668
Aurora	113	53	153	0	0	0	266	53
East Gwillimbury	8	9	0	0	0	0	8	9
Georgina Township	16	44	0	0	0	0	16	44
King Township	0	7	0	0	0	0	0	7
Markham	168	717	0	0	128	7	296	724
Newmarket	184	108	0	0	0	0	184	108
Richmond Hill	131	85	0	0	0	0	131	85
Vaughan	120	378	30	69	0	0	150	447
Whitchurch-Stouffville	170	191	0	0	0	0	170	191
Peel Region	519	1,035	1,236	436	0	442	1,755	1,913
Brampton	292	498	0	123	0	442	292	1,063
Caledon	6	7	0	0	0	0	6	7
Mississauga	221	530	1,236	313	0	0	1,457	843
Halton Region	576	1,374	222	600	264	0	1,062	1,974
Burlington	35	168	111	192	264	0	410	360
Halton Hills	38	44	0	0	0	0	38	44
Milton	440	840	105	261	0	0	545	1,101
Oakville	63	322	6	147	0	0	69	469
Durham Region	214	762	5	114	100	27	319	903
Ajax	47	256	0	0	0	0	47	256
Brock	11	0	0	0	0	0	11	0
Clarington	51	149	0	0	0	0	51	149
Oshawa	39	123	0	6	0	27	39	156
Pickering	18	22	0	18	0	0	18	40
Scugog	1	11	0	49	100	0	101	60
Uxbridge	15	33	0	0	0	0	15	33
Whitby	32	168	5	41	0	0	37	209
Remainder of Toronto CMA	119	266	26	0	0	4	145	270
Bradford West Gwillimbury	75	76	0	0	0	0	75	76
Town of Mono	1	7	12	0	0	0	13	7
New Tecumseth	37	156	14	0	0	4	51	160
Orangeville	6	27	0	0	0	0	6	27
Toronto CMA	2,611	5,061	4,470	6,656	130	812	7,211	12,529
Oshawa CMA	122	440	5	47	0	27	127	514
Greater Toronto Area (GTA)	2,661	5,414	4,560	6,944	494	835	7,715	13,193

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
April 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2009	April 2008	April 2009	April 2008	April 2009	April 2008	April 2009	April 2008	April 2009	April 2008	% Change
Toronto City	124	60	106	4	96	35	2,067	979	2,393	1,078	122.0
Toronto	6	6	6	2	0	35	1,098	449	1,110	492	125.6
East York	3	4	0	0	0	0	0	0	3	4	-25.0
Etobicoke	9	10	0	0	0	0	317	302	326	312	4.5
North York	72	20	100	0	69	0	609	0	850	20	**
Scarborough	28	20	0	0	27	0	43	228	98	248	-60.5
York	6	0	0	2	0	0	0	0	6	2	200.0
York Region	365	464	100	50	81	136	253	13	799	663	20.5
Aurora	10	32	2	0	0	0	0	0	12	32	-62.5
East Gwillimbury	4	6	12	0	8	0	0	0	24	6	**
Georgina Township	8	19	0	0	0	0	0	0	8	19	-57.9
King Township	0	0	0	0	0	0	0	0	0	0	n/a
Markham	157	124	44	12	10	52	3	13	214	201	6.5
Newmarket	16	24	2	0	0	6	0	0	18	30	-40.0
Richmond Hill	16	57	0	0	0	0	221	0	237	57	**
Vaughan	129	127	36	28	30	53	29	0	224	208	7.7
Whitchurch-Stouffville	25	75	4	10	33	25	0	0	62	110	-43.6
Peel Region	117	287	64	73	34	21	50	445	265	825	-67.9
Brampton	98	210	24	46	16	21	50	0	188	277	-32.1
Caledon	2	2	4	4	0	0	0	0	6	6	0.0
Mississauga	17	75	36	22	18	0	0	445	71	542	-86.9
Halton Region	144	165	46	26	246	153	68	56	504	400	26.0
Burlington	42	35	2	6	67	8	0	0	111	49	126.5
Halton Hills	3	24	0	0	0	40	0	0	3	64	-95.3
Milton	67	31	44	16	164	77	0	56	275	180	52.8
Oakville	32	75	0	4	15	28	68	0	115	107	7.5
Durham Region	160	180	8	4	66	44	3	0	237	228	3.9
Ajax	47	11	8	4	0	16	0	0	55	31	77.4
Brock	2	1	0	0	0	0	0	0	2	1	100.0
Clarington	43	25	0	0	11	16	0	0	54	41	31.7
Oshawa	35	64	0	0	28	0	3	0	66	64	3.1
Pickering	3	5	0	0	0	0	0	0	3	5	-40.0
Scugog	0	3	0	0	0	0	0	0	0	3	-100.0
Uxbridge	2	15	0	0	0	7	0	0	2	22	-90.9
Whitby	28	56	0	0	27	5	0	0	55	61	-9.8
Remainder of Toronto CMA	29	32	0	0	0	7	0	0	29	39	-25.6
Bradford West Gwillimbury	10	17	0	0	0	0	0	0	10	17	-41.2
Town of Mono	2	4	0	0	0	0	0	0	2	4	-50.0
New Tecumseth	14	8	0	0	0	7	0	0	14	15	-6.7
Orangeville	3	3	0	0	0	0	0	0	3	3	0.0
Toronto CMA	789	1,004	322	150	390	367	2,438	1,493	3,939	3,014	30.7
Oshawa CMA	106	145	0	0	66	21	3	0	175	166	5.4
Greater Toronto Area (GTA)	910	1,156	324	156	523	389	2,441	1,493	4,198	3,194	31.4

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - April 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Toronto City	302	265	252	22	248	225	5,275	4,165	6,077	4,677	29.9
Toronto	35	39	12	12	36	79	3,966	3,382	4,049	3,512	15.3
East York	15	12	0	0	0	12	0	21	15	45	-66.7
Etobicoke	35	38	0	4	0	0	317	302	352	344	2.3
North York	154	104	100	2	160	0	837	232	1,251	338	**
Scarborough	55	66	140	0	39	122	155	228	389	416	-6.5
York	8	6	0	4	13	12	0	0	21	22	-4.5
York Region	1,533	1,555	274	220	429	478	272	276	2,508	2,529	-0.8
Aurora	101	98	2	0	17	13	0	0	120	111	8.1
East Gwillimbury	13	8	18	0	12	0	0	0	43	8	**
Georgina Township	23	54	0	0	0	0	0	0	23	54	-57.4
King Township	3	1	0	0	0	0	0	0	3	1	200.0
Markham	602	373	144	56	84	177	22	41	852	647	31.7
Newmarket	119	57	2	0	0	37	0	0	121	94	28.7
Richmond Hill	67	184	6	4	9	92	221	4	303	284	6.7
Vaughan	471	502	76	144	102	119	29	231	678	996	-31.9
Whitchurch-Stouffville	134	278	26	16	205	40	0	0	365	334	9.3
Peel Region	629	1,112	182	242	110	131	210	805	1,131	2,290	-50.6
Brampton	514	947	126	138	36	76	50	360	726	1,521	-52.3
Caledon	22	19	8	12	3	0	25	0	58	31	87.1
Mississauga	93	146	48	92	71	55	135	445	347	738	-53.0
Halton Region	562	701	82	58	465	438	74	242	1,183	1,439	-17.8
Burlington	143	174	10	24	86	61	0	0	239	259	-7.7
Halton Hills	16	53	0	0	14	52	0	0	30	105	-71.4
Milton	249	179	68	22	326	218	6	104	649	523	24.1
Oakville	154	295	4	12	39	107	68	138	265	552	-52.0
Durham Region	606	740	68	20	266	187	3	36	943	983	-4.1
Ajax	156	152	66	18	22	118	0	0	244	288	-15.3
Brock	13	1	0	0	8	0	0	0	21	1	**
Clarington	125	104	0	0	11	27	0	36	136	167	-18.6
Oshawa	124	203	0	0	52	0	3	0	179	203	-11.8
Pickering	25	31	0	0	98	5	0	0	123	36	**
Scugog	1	14	0	0	0	0	0	0	1	14	-92.9
Uxbridge	24	60	0	0	6	15	0	0	30	75	-60.0
Whitby	138	175	2	2	69	22	0	0	209	199	5.0
Remainder of Toronto CMA	100	155	2	2	0	7	0	0	102	164	-37.8
Bradford West Gwillimbury	64	89	2	0	0	0	0	0	66	89	-25.8
Town of Mono	6	25	0	0	0	0	0	0	6	25	-76.0
New Tecumseth	18	23	0	2	0	7	0	0	18	32	-43.8
Orangeville	12	18	0	0	0	0	0	0	12	18	-33.3
Toronto CMA	3,188	3,857	848	538	1,292	1,356	5,831	5,488	11,159	11,239	-0.7
Oshawa CMA	387	482	2	2	132	49	3	36	524	569	-7.9
Greater Toronto Area (GTA)	3,632	4,373	858	562	1,518	1,459	5,834	5,524	11,842	11,918	-0.6

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
April 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2009	April 2008	April 2009	April 2008	April 2009	April 2008	April 2009	April 2008
Toronto City	96	35	0	0	2,067	811	0	168
Toronto	0	35	0	0	1,098	449	0	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	317	134	0	168
North York	69	0	0	0	609	0	0	0
Scarborough	27	0	0	0	43	228	0	0
York	0	0	0	0	0	0	0	0
York Region	81	136	0	0	250	4	1	9
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	8	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	10	52	0	0	0	4	3	9
Newmarket	0	6	0	0	0	0	0	0
Richmond Hill	0	0	0	0	221	0	0	0
Vaughan	30	53	0	0	29	0	0	0
Whitchurch-Stouffville	33	25	0	0	0	0	0	0
Peel Region	18	21	16	0	50	445	0	0
Brampton	0	21	16	0	50	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	18	0	0	0	0	445	0	0
Halton Region	246	153	0	0	68	56	0	0
Burlington	67	8	0	0	0	0	0	0
Halton Hills	0	40	0	0	0	0	0	0
Milton	164	77	0	0	0	56	0	0
Oakville	15	28	0	0	68	0	0	0
Durham Region	66	44	0	0	0	0	3	0
Ajax	0	16	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	11	16	0	0	0	0	0	0
Oshawa	28	0	0	0	0	0	3	0
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	7	0	0	0	0	0	0
Whitby	27	5	0	0	0	0	0	0
Remainder of Toronto CMA	0	7	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	7	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	374	367	16	0	2,435	1,316	3	177
Oshawa CMA	66	21	0	0	0	0	3	0
Greater Toronto Area (GTA)	507	389	16	0	2,435	1,316	6	177

Source: CMHC (Starts and Completions Survey)

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 2009**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Toronto City	248	225	0	0	5,178	3,789	97	376
Toronto	36	79	0	0	3,869	3,195	97	187
East York	0	12	0	0	0	0	0	21
Etobicoke	0	0	0	0	317	134	0	168
North York	160	0	0	0	837	232	0	0
Scarborough	39	122	0	0	155	228	0	0
York	13	12	0	0	0	0	0	0
York Region	429	478	0	0	250	253	22	23
Aurora	17	13	0	0	0	0	0	0
East Gwillimbury	12	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	84	177	0	0	0	22	22	19
Newmarket	0	37	0	0	0	0	0	0
Richmond Hill	9	92	0	0	221	0	0	4
Vaughan	102	119	0	0	29	231	0	0
Whitchurch-Stouffville	205	40	0	0	0	0	0	0
Peel Region	94	131	16	0	185	445	25	360
Brampton	20	76	16	0	50	0	0	360
Caledon	3	0	0	0	0	0	25	0
Mississauga	71	55	0	0	135	445	0	0
Halton Region	465	438	0	0	68	242	6	0
Burlington	86	61	0	0	0	0	0	0
Halton Hills	14	52	0	0	0	0	0	0
Milton	326	218	0	0	0	104	6	0
Oakville	39	107	0	0	68	138	0	0
Durham Region	266	187	0	0	0	36	3	0
Ajax	22	118	0	0	0	0	0	0
Brock	8	0	0	0	0	0	0	0
Clarington	11	27	0	0	0	36	0	0
Oshawa	52	0	0	0	0	0	3	0
Pickering	98	5	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	6	15	0	0	0	0	0	0
Whitby	69	22	0	0	0	0	0	0
Remainder of Toronto CMA	0	7	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	7	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	1,276	1,356	16	0	5,681	4,729	150	759
Oshawa CMA	132	49	0	0	0	36	3	0
Greater Toronto Area (GTA)	1,502	1,459	16	0	5,681	4,765	153	759

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
April 2009

Submarket	Freehold		Condominium		Rental		Total*	
	April 2009	April 2008	April 2009	April 2008	April 2009	April 2008	April 2009	April 2008
Toronto City	308	99	2,085	811	0	168	2,393	1,078
Toronto	12	43	1,098	449	0	0	1,110	492
East York	3	4	0	0	0	0	3	4
Etobicoke	9	10	317	134	0	168	326	312
North York	241	20	609	0	0	0	850	20
Scarborough	37	20	61	228	0	0	98	248
York	6	2	0	0	0	0	6	2
York Region	523	641	273	13	3	9	799	663
Aurora	12	32	0	0	0	0	12	32
East Gwillimbury	24	6	0	0	0	0	24	6
Georgina Township	8	19	0	0	0	0	8	19
King Township	0	0	0	0	0	0	0	0
Markham	211	188	0	4	3	9	214	201
Newmarket	18	30	0	0	0	0	18	30
Richmond Hill	16	57	221	0	0	0	237	57
Vaughan	184	202	40	6	0	0	224	208
Whitchurch-Stouffville	50	107	12	3	0	0	62	110
Peel Region	179	376	70	449	16	0	265	825
Brampton	115	277	57	0	16	0	188	277
Caledon	5	2	1	4	0	0	6	6
Mississauga	59	97	12	445	0	0	71	542
Halton Region	214	288	290	112	0	0	504	400
Burlington	42	49	69	0	0	0	111	49
Halton Hills	3	64	0	0	0	0	3	64
Milton	137	68	138	112	0	0	275	180
Oakville	32	107	83	0	0	0	115	107
Durham Region	230	209	4	19	3	0	237	228
Ajax	55	31	0	0	0	0	55	31
Brock	2	1	0	0	0	0	2	1
Clarington	54	25	0	16	0	0	54	41
Oshawa	63	64	0	0	3	0	66	64
Pickering	3	5	0	0	0	0	3	5
Scugog	0	3	0	0	0	0	0	3
Uxbridge	2	19	0	3	0	0	2	22
Whitby	51	61	4	0	0	0	55	61
Remainder of Toronto CMA	29	39	0	0	0	0	29	39
Bradford West Gwillimbury	10	17	0	0	0	0	10	17
Town of Mono	2	4	0	0	0	0	2	4
New Tecumseth	14	15	0	0	0	0	14	15
Orangeville	3	3	0	0	0	0	3	3
Toronto CMA	1,271	1,449	2,649	1,388	19	177	3,939	3,014
Oshawa CMA	168	150	4	16	3	0	175	166
Greater Toronto Area (GTA)	1,454	1,613	2,722	1,404	22	177	4,198	3,194

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - April 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Toronto City	725	512	5,255	3,789	97	376	6,077	4,677
Toronto	59	130	3,893	3,195	97	187	4,049	3,512
East York	15	24	0	0	0	21	15	45
Etobicoke	35	42	317	134	0	168	352	344
North York	391	106	860	232	0	0	1,251	338
Scarborough	204	188	185	228	0	0	389	416
York	21	22	0	0	0	0	21	22
York Region	2,106	2,159	380	347	22	23	2,508	2,529
Aurora	120	111	0	0	0	0	120	111
East Gwillimbury	43	8	0	0	0	0	43	8
Georgina Township	23	54	0	0	0	0	23	54
King Township	3	1	0	0	0	0	3	1
Markham	819	564	11	64	22	19	852	647
Newmarket	121	94	0	0	0	0	121	94
Richmond Hill	82	261	221	19	0	4	303	284
Vaughan	578	746	100	250	0	0	678	996
Whitchurch-Stouffville	317	320	48	14	0	0	365	334
Peel Region	880	1,472	210	458	41	360	1,131	2,290
Brampton	653	1,161	57	0	16	360	726	1,521
Caledon	27	21	6	10	25	0	58	31
Mississauga	200	290	147	448	0	0	347	738
Halton Region	747	987	430	452	6	0	1,183	1,439
Burlington	155	225	84	34	0	0	239	259
Halton Hills	20	105	10	0	0	0	30	105
Milton	414	250	229	273	6	0	649	523
Oakville	158	407	107	145	0	0	265	552
Durham Region	906	923	34	60	3	0	943	983
Ajax	244	288	0	0	0	0	244	288
Brock	21	1	0	0	0	0	21	1
Clarington	136	112	0	55	0	0	136	167
Oshawa	176	203	0	0	3	0	179	203
Pickering	123	36	0	0	0	0	123	36
Scugog	1	14	0	0	0	0	1	14
Uxbridge	23	70	7	5	0	0	30	75
Whitby	182	199	27	0	0	0	209	199
Remainder of Toronto CMA	102	161	0	3	0	0	102	164
Bradford West Gwillimbury	66	89	0	0	0	0	66	89
Town of Mono	6	25	0	0	0	0	6	25
New Tecumseth	18	29	0	3	0	0	18	32
Orangeville	12	18	0	0	0	0	12	18
Toronto CMA	4,795	5,460	6,198	5,020	166	759	11,159	11,239
Oshawa CMA	494	514	27	55	3	0	524	569
Greater Toronto Area (GTA)	5,364	6,053	6,309	5,106	169	759	11,842	11,918

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2009

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
April 2009	0	0.0	3	2.2	6	4.4	26	19.3	100	74.1	135	589,990	704,038
April 2008	0	0.0	1	1.5	12	17.9	4	6.0	50	74.6	67	865,000	993,829
Year-to-date 2009	0	0.0	5	1.6	12	3.9	32	10.4	260	84.1	309	800,000	859,743
Year-to-date 2008	2	0.7	3	1.0	41	13.8	26	8.7	226	75.8	298	892,500	1,000,577
Toronto													
April 2009	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
April 2008	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	40	100.0	40	995,000	1,286,925
Year-to-date 2008	0	0.0	0	0.0	1	1.8	4	7.3	50	90.9	55	925,000	1,219,809
East York													
April 2009	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
April 2008	0	0.0	0	0.0	0	0.0	2	40.0	3	60.0	5	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	15	100.0	15	895,000	999,533
Year-to-date 2008	0	0.0	0	0.0	0	0.0	6	46.2	7	53.8	13	540,000	661,608
Etobicoke													
April 2009	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--
April 2008	0	0.0	0	0.0	0	0.0	0	0.0	13	100.0	13	890,000	904,000
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	30	100.0	30	900,000	902,733
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	34	100.0	34	900,000	964,909
North York													
April 2009	0	0.0	0	0.0	0	0.0	17	20.0	68	80.0	85	589,990	737,092
April 2008	0	0.0	1	4.3	0	0.0	0	0.0	22	95.7	23	1,250,000	1,207,761
Year-to-date 2009	0	0.0	0	0.0	0	0.0	17	10.6	144	89.4	161	865,000	867,611
Year-to-date 2008	2	1.6	1	0.8	0	0.0	3	2.4	119	95.2	125	1,099,000	1,252,020
Scarborough													
April 2009	0	0.0	0	0.0	6	23.1	9	34.6	11	42.3	26	485,990	508,932
April 2008	0	0.0	0	0.0	12	63.2	2	10.5	5	26.3	19	385,900	509,001
Year-to-date 2009	0	0.0	2	3.8	12	22.6	15	28.3	24	45.3	53	473,990	500,701
Year-to-date 2008	0	0.0	2	3.1	40	62.5	12	18.8	10	15.6	64	379,990	438,034
York													
April 2009	0	0.0	3	50.0	0	0.0	0	0.0	3	50.0	6	--	--
April 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	0.0	3	30.0	0	0.0	0	0.0	7	70.0	10	624,500	588,600
Year-to-date 2008	0	0.0	0	0.0	0	0.0	1	14.3	6	85.7	7	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2009

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
April 2009	1	0.3	6	1.7	20	5.5	120	33.1	216	59.5	363	535,990	544,920
April 2008	3	0.7	10	2.2	34	7.4	235	51.1	178	38.7	460	479,400	502,813
Year-to-date 2009	4	0.3	37	2.4	118	7.7	555	36.3	814	53.3	1,528	512,425	540,338
Year-to-date 2008	11	0.7	43	2.8	133	8.6	747	48.3	614	39.7	1,548	478,900	507,500
Aurora													
April 2009	0	0.0	0	0.0	0	0.0	8	80.0	2	20.0	10	479,900	486,918
April 2008	0	0.0	0	0.0	0	0.0	11	34.4	21	65.6	32	517,900	580,147
Year-to-date 2009	0	0.0	0	0.0	1	1.0	49	48.5	51	50.5	101	504,900	522,793
Year-to-date 2008	0	0.0	0	0.0	2	2.1	49	50.5	46	47.4	97	490,900	520,440
East Gwillimbury													
April 2009	0	0.0	0	0.0	2	50.0	2	50.0	0	0.0	4	--	--
April 2008	1	16.7	2	33.3	1	16.7	2	33.3	0	0.0	6	--	--
Year-to-date 2009	0	0.0	0	0.0	5	38.5	3	23.1	5	38.5	13	421,900	636,965
Year-to-date 2008	1	12.5	2	25.0	1	12.5	2	25.0	2	25.0	8	--	--
Georgina Township													
April 2009	1	12.5	3	37.5	0	0.0	0	0.0	4	50.0	8	--	--
April 2008	2	10.5	7	36.8	9	47.4	0	0.0	1	5.3	19	359,900	368,116
Year-to-date 2009	4	17.4	8	34.8	5	21.7	1	4.3	5	21.7	23	349,900	403,749
Year-to-date 2008	8	14.8	19	35.2	16	29.6	0	0.0	11	20.4	54	354,450	456,332
King Township													
April 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Markham													
April 2009	0	0.0	0	0.0	6	3.8	52	33.1	99	63.1	157	547,990	554,207
April 2008	0	0.0	1	0.8	16	12.9	75	60.5	32	25.8	124	477,990	480,951
Year-to-date 2009	0	0.0	4	0.7	26	4.3	259	43.1	312	51.9	601	508,990	532,728
Year-to-date 2008	0	0.0	13	3.5	53	14.2	206	55.2	101	27.1	373	462,900	472,268
Newmarket													
April 2009	0	0.0	3	18.8	10	62.5	3	18.8	0	0.0	16	363,990	377,865
April 2008	0	0.0	0	0.0	7	29.2	13	54.2	4	16.7	24	437,500	437,366
Year-to-date 2009	0	0.0	25	21.0	65	54.6	25	21.0	4	3.4	119	357,990	383,947
Year-to-date 2008	0	0.0	1	1.8	21	36.8	19	33.3	16	28.1	57	428,900	441,779
Richmond Hill													
April 2009	0	0.0	0	0.0	0	0.0	5	31.3	11	68.8	16	510,990	554,489
April 2008	0	0.0	0	0.0	0	0.0	27	50.0	27	50.0	54	493,995	574,144
Year-to-date 2009	0	0.0	0	0.0	0	0.0	24	35.8	43	64.2	67	531,990	647,848
Year-to-date 2008	0	0.0	0	0.0	1	0.6	100	55.6	79	43.9	180	484,995	570,032
Vaughan													
April 2009	0	0.0	0	0.0	1	0.8	27	21.3	99	78.0	127	565,990	584,443
April 2008	0	0.0	0	0.0	0	0.0	40	31.5	87	68.5	127	532,990	551,650
Year-to-date 2009	0	0.0	0	0.0	7	1.5	94	20.1	366	78.4	467	564,990	594,073
Year-to-date 2008	1	0.2	0	0.0	8	1.6	160	31.9	332	66.3	501	524,900	560,417
Whitchurch-Stouffville													
April 2009	0	0.0	0	0.0	1	4.0	23	92.0	1	4.0	25	431,425	458,972
April 2008	0	0.0	0	0.0	1	1.4	67	90.5	6	8.1	74	415,388	436,965
Year-to-date 2009	0	0.0	0	0.0	9	6.7	100	74.6	25	18.7	134	459,580	490,278
Year-to-date 2008	1	0.4	8	2.9	31	11.2	211	76.2	26	9.4	277	414,775	435,492

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2009

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
April 2009	4	4.0	6	5.9	22	21.8	42	41.6	27	26.7	101	440,900	497,430
April 2008	3	1.0	33	10.7	66	21.4	108	35.0	99	32.0	309	444,990	487,846
Year-to-date 2009	5	0.9	16	2.7	112	19.2	234	40.1	217	37.2	584	460,400	511,643
Year-to-date 2008	12	1.2	138	13.3	292	28.2	344	33.2	250	24.1	1,036	420,900	461,963
Brampton													
April 2009	4	4.8	6	7.1	22	26.2	36	42.9	16	19.0	84	423,945	443,288
April 2008	3	1.3	33	14.6	66	29.2	74	32.7	50	22.1	226	412,990	438,878
Year-to-date 2009	4	0.8	16	3.3	111	23.2	214	44.7	134	28.0	479	440,900	463,099
Year-to-date 2008	12	1.4	138	16.0	292	33.9	283	32.8	137	15.9	862	398,990	422,384
Caledon													
April 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
April 2008	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Year-to-date 2009	1	6.7	0	0.0	0	0.0	1	6.7	13	86.7	15	600,000	784,213
Year-to-date 2008	0	0.0	0	0.0	0	0.0	3	15.8	16	84.2	19	700,000	1,013,158
Mississauga													
April 2009	0	0.0	0	0.0	0	0.0	6	37.5	10	62.5	16	626,950	750,263
April 2008	0	0.0	0	0.0	0	0.0	33	40.7	48	59.3	81	510,900	618,926
Year-to-date 2009	0	0.0	0	0.0	1	1.1	19	21.1	70	77.8	90	605,400	724,577
Year-to-date 2008	0	0.0	0	0.0	0	0.0	58	37.4	97	62.6	155	530,000	614,511
Halton Region													
April 2009	0	0.0	8	5.3	26	17.1	55	36.2	63	41.4	152	480,900	653,505
April 2008	0	0.0	2	1.0	30	15.5	60	31.1	101	52.3	193	507,990	580,347
Year-to-date 2009	0	0.0	13	2.3	104	18.3	213	37.5	238	41.9	568	469,945	621,083
Year-to-date 2008	0	0.0	30	4.2	178	24.7	225	31.3	287	39.9	720	449,450	548,048
Burlington													
April 2009	0	0.0	0	0.0	2	5.4	20	54.1	15	40.5	37	485,000	651,803
April 2008	0	0.0	2	4.5	18	40.9	16	36.4	8	18.2	44	406,490	438,743
Year-to-date 2009	0	0.0	2	1.5	15	11.0	64	47.1	55	40.4	136	485,495	601,698
Year-to-date 2008	0	0.0	12	6.9	71	40.6	69	39.4	23	13.1	175	400,990	464,547
Halton Hills													
April 2009	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
April 2008	0	0.0	0	0.0	3	12.5	7	29.2	14	58.3	24	545,900	531,003
Year-to-date 2009	0	0.0	0	0.0	0	0.0	4	23.5	13	76.5	17	650,000	614,309
Year-to-date 2008	0	0.0	3	5.4	20	35.7	16	28.6	17	30.4	56	408,400	481,808
Milton													
April 2009	0	0.0	8	11.9	24	35.8	30	44.8	5	7.5	67	409,900	428,836
April 2008	0	0.0	0	0.0	7	22.6	15	48.4	9	29.0	31	455,900	489,516
Year-to-date 2009	0	0.0	11	4.4	81	32.4	126	50.4	32	12.8	250	423,400	447,813
Year-to-date 2008	0	0.0	15	8.3	82	45.3	74	40.9	10	5.5	181	399,900	415,470
Oakville													
April 2009	0	0.0	0	0.0	0	0.0	5	11.1	40	88.9	45	659,990	988,624
April 2008	0	0.0	0	0.0	2	2.1	22	23.4	70	74.5	94	550,000	689,182
Year-to-date 2009	0	0.0	0	0.0	8	4.8	19	11.5	138	83.6	165	637,490	900,290
Year-to-date 2008	0	0.0	0	0.0	5	1.6	66	21.4	237	76.9	308	572,990	685,445

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2009

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
April 2009	55	35.3	32	20.5	25	16.0	23	14.7	21	13.5	156	336,990	366,503
April 2008	50	28.9	45	26.0	25	14.5	27	15.6	26	15.0	173	346,990	375,616
Year-to-date 2009	163	27.4	127	21.4	99	16.7	112	18.9	93	15.7	594	354,317	392,866
Year-to-date 2008	201	27.4	132	18.0	97	13.2	143	19.5	161	21.9	734	363,820	398,334
Ajax													
April 2009	7	17.5	5	12.5	6	15.0	9	22.5	13	32.5	40	419,400	430,122
April 2008	0	0.0	0	0.0	1	9.1	3	27.3	7	63.6	11	521,100	526,209
Year-to-date 2009	10	7.1	7	5.0	27	19.3	60	42.9	36	25.7	140	477,700	458,320
Year-to-date 2008	2	1.3	2	1.3	11	7.1	53	34.4	86	55.8	154	506,600	510,503
Brock													
April 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Clarington													
April 2009	28	60.9	6	13.0	6	13.0	4	8.7	2	4.3	46	281,945	309,008
April 2008	7	28.0	12	48.0	2	8.0	2	8.0	2	8.0	25	325,900	345,716
Year-to-date 2009	65	49.2	24	18.2	15	11.4	13	9.8	15	11.4	132	304,740	344,647
Year-to-date 2008	45	41.3	30	27.5	15	13.8	12	11.0	7	6.4	109	314,900	341,126
Oshawa													
April 2009	14	37.8	12	32.4	6	16.2	5	13.5	0	0.0	37	318,990	329,462
April 2008	21	35.0	17	28.3	10	16.7	12	20.0	0	0.0	60	336,540	339,182
Year-to-date 2009	51	38.1	35	26.1	28	20.9	18	13.4	2	1.5	134	326,945	336,620
Year-to-date 2008	77	38.5	52	26.0	32	16.0	36	18.0	3	1.5	200	324,740	335,377
Pickering													
April 2009	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
April 2008	0	0.0	0	0.0	1	16.7	1	16.7	4	66.7	6	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	5	20.0	20	80.0	25	624,900	659,960
Year-to-date 2008	0	0.0	0	0.0	1	3.0	1	3.0	31	93.9	33	609,900	614,224
Scugog													
April 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Uxbridge													
April 2009	1	50.0	0	0.0	1	50.0	0	0.0	0	0.0	2	--	--
April 2008	6	40.0	1	6.7	0	0.0	3	20.0	5	33.3	15	466,600	411,663
Year-to-date 2009	5	20.8	1	4.2	7	29.2	3	12.5	8	33.3	24	384,400	421,184
Year-to-date 2008	10	16.7	13	21.7	2	3.3	14	23.3	21	35.0	60	443,850	430,679
Whitby													
April 2009	5	17.9	9	32.1	6	21.4	5	17.9	3	10.7	28	353,445	387,335
April 2008	16	28.6	15	26.8	11	19.6	6	10.7	8	14.3	56	348,445	373,381
Year-to-date 2009	32	23.0	60	43.2	22	15.8	13	9.4	12	8.6	139	334,990	374,000
Year-to-date 2008	67	37.6	35	19.7	36	20.2	27	15.2	13	7.3	178	335,990	356,132

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2009

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
April 2009	10	37.0	4	14.8	6	22.2	5	18.5	2	7.4	27	335,990	351,516
April 2008	6	18.8	7	21.9	10	31.3	4	12.5	5	15.6	32	350,000	379,502
Year-to-date 2009	18	18.4	20	20.4	27	27.6	20	20.4	13	13.3	98	359,900	397,876
Year-to-date 2008	23	14.7	44	28.2	37	23.7	12	7.7	40	25.6	156	350,000	405,835
Bradford West Gwillimbury													
April 2009	0	0.0	3	33.3	5	55.6	1	11.1	0	0.0	9	--	--
April 2008	0	0.0	6	35.3	10	58.8	1	5.9	0	0.0	17	350,000	351,192
Year-to-date 2009	4	6.5	19	30.6	24	38.7	12	19.4	3	4.8	62	355,990	388,273
Year-to-date 2008	9	10.1	37	41.6	35	39.3	6	6.7	2	2.2	89	349,990	353,406
Town of Mono													
April 2009	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
April 2008	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	1	3.8	25	96.2	26	563,900	585,254
New Tecumseth													
April 2009	10	76.9	1	7.7	0	0.0	1	7.7	1	7.7	13	269,990	295,869
April 2008	6	75.0	1	12.5	0	0.0	1	12.5	0	0.0	8	--	--
Year-to-date 2009	13	76.5	1	5.9	0	0.0	1	5.9	2	11.8	17	288,990	315,686
Year-to-date 2008	12	52.2	3	13.0	2	8.7	1	4.3	5	21.7	23	294,600	384,464
Orangeville													
April 2009	0	0.0	0	0.0	1	33.3	2	66.7	0	0.0	3	--	--
April 2008	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
Year-to-date 2009	1	7.7	0	0.0	3	23.1	6	46.2	3	23.1	13	427,900	456,106
Year-to-date 2008	2	11.1	4	22.2	0	0.0	4	22.2	8	44.4	18	428,900	433,214
Toronto CMA													
April 2009	23	2.9	32	4.1	85	10.8	237	30.2	409	52.0	786	508,945	569,622
April 2008	18	1.7	52	5.0	136	13.0	402	38.3	441	42.0	1,049	477,990	541,992
Year-to-date 2009	42	1.3	97	3.1	392	12.5	1,058	33.7	1,551	49.4	3,140	499,900	570,320
Year-to-date 2008	60	1.6	261	6.8	624	16.3	1,353	35.3	1,532	40.0	3,830	467,945	538,828
Oshawa CMA													
April 2009	47	42.3	27	24.3	18	16.2	14	12.6	5	4.5	111	315,990	335,584
April 2008	44	31.2	44	31.2	23	16.3	20	14.2	10	7.1	141	336,900	353,923
Year-to-date 2009	148	36.5	119	29.4	65	16.0	44	10.9	29	7.2	405	329,900	352,065
Year-to-date 2008	189	38.8	117	24.0	83	17.0	75	15.4	23	4.7	487	324,900	344,250
Greater Toronto Area													
April 2009	60	6.6	55	6.1	99	10.9	266	29.3	427	47.1	907	490,900	550,826
April 2008	56	4.7	91	7.6	167	13.9	434	36.1	454	37.8	1,202	465,900	520,477
Year-to-date 2009	172	4.8	198	5.5	445	12.4	1,146	32.0	1,622	45.3	3,583	486,990	551,557
Year-to-date 2008	226	5.2	346	8.0	741	17.1	1,485	34.2	1,538	35.5	4,336	450,900	518,761

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units
April 2009**

Submarket	April 2009	April 2008	% Change	YTD 2009	YTD 2008	% Change
Toronto City	704,038	993,829	-29.2	859,743	1,000,577	-14.1
Toronto	--	--	n/a	1,286,925	1,219,809	5.5
East York	--	--	n/a	999,533	661,608	51.1
Etobicoke	--	904,000	n/a	902,733	964,909	-6.4
North York	737,092	1,207,761	-39.0	867,611	1,252,020	-30.7
Scarborough	508,932	509,001	0.0	500,701	438,034	14.3
York	--	--	n/a	588,600	--	n/a
York Region	544,920	502,813	8.4	540,338	507,500	6.5
Aurora	486,918	580,147	-16.1	522,793	520,440	0.5
East Gwillimbury	--	--	n/a	636,965	--	n/a
Georgina Township	--	368,116	n/a	403,749	456,332	-11.5
King Township	--	--	n/a	--	--	n/a
Markham	554,207	480,951	15.2	532,728	472,268	12.8
Newmarket	377,865	437,366	-13.6	383,947	441,779	-13.1
Richmond Hill	554,489	574,144	-3.4	647,848	570,032	13.7
Vaughan	584,443	551,650	5.9	594,073	560,417	6.0
Whitchurch-Stouffville	458,972	436,965	5.0	490,278	435,492	12.6
Peel Region	497,430	487,846	2.0	511,643	461,963	10.8
Brampton	443,288	438,878	1.0	463,099	422,384	9.6
Caledon	--	--	n/a	784,213	1,013,158	-22.6
Mississauga	750,263	618,926	21.2	724,577	614,511	17.9
Halton Region	653,505	580,347	12.6	621,083	548,048	13.3
Burlington	651,803	438,743	48.6	601,698	464,547	29.5
Halton Hills	--	531,003	n/a	614,309	481,808	27.5
Milton	428,836	489,516	-12.4	447,813	415,470	7.8
Oakville	988,624	689,182	43.4	900,290	685,445	31.3
Durham Region	366,503	375,616	-2.4	392,860	398,334	-1.4
Ajax	430,122	526,209	-18.3	458,320	510,503	-10.2
Brock	--	--	n/a	--	--	n/a
Clarington	309,008	345,716	-10.6	344,647	341,126	1.0
Oshawa	329,462	339,182	-2.9	336,620	335,377	0.4
Pickering	--	--	n/a	659,960	614,224	7.4
Scugog	--	--	n/a	--	--	n/a
Uxbridge	--	411,663	n/a	421,184	430,679	-2.2
Whitby	387,335	373,381	3.7	374,000	356,132	5.0
Remainder of Toronto CMA	351,516	379,502	-7.4	397,876	405,835	-2.0
Bradford West Gwillimbury	--	351,192	n/a	388,273	353,406	9.9
Town of Mono	--	--	n/a	--	585,254	n/a
New Tecumseth	295,869	--	n/a	315,686	384,464	-17.9
Orangeville	--	--	n/a	456,106	433,214	5.3
Toronto CMA	569,622	541,992	5.1	570,320	538,828	5.8
Oshawa CMA	335,584	353,923	-5.2	352,065	344,250	2.3
Greater Toronto Area (GTA)	550,826	520,477	5.8	551,557	518,761	6.3

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto
April 2009

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to- New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2008	January	5,075	-1.9	7,761	11,764	13,174	58.9	374,449	5.9	390,473
	February	6,015	-11.2	6,577	11,478	12,014	54.7	382,048	3.6	377,477
	March	6,631	-22.2	6,800	13,643	13,116	51.8	380,338	4.1	376,450
	April	8,762	-7.3	6,864	18,691	14,065	48.8	398,687	5.2	385,249
	May	9,411	-15.3	7,033	18,715	14,109	49.8	398,148	4.0	387,286
	June	8,596	-17.7	7,000	16,068	14,322	48.9	395,918	3.7	388,460
	July	7,809	-12.4	6,816	14,841	14,505	47.0	371,410	1.5	383,088
	August	6,317	-21.6	6,568	11,992	13,464	48.8	364,880	0.8	383,072
	September	6,407	-6.7	6,727	16,305	14,080	47.8	368,945	-2.9	372,155
	October	5,149	-35.0	5,157	14,532	13,890	37.1	353,018	-10.5	355,217
	November	3,640	-50.1	4,577	9,925	13,491	33.9	368,582	-6.3	373,768
	December	2,575	-44.6	4,507	5,215	12,939	34.8	361,284	-8.5	374,781
2009	January	2,670	-47.4	4,314	10,360	11,878	36.3	343,632	-8.2	362,625
	February	4,116	-31.6	5,009	10,360	11,964	41.9	361,361	-5.4	361,603
	March	6,171	-6.9	5,841	13,357	11,877	49.2	362,050	-4.8	365,490
	April	8,107	-7.5	6,434	12,995	10,748	59.9	385,641	-3.3	379,600
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2008	17,721	-13.4		36,885			379,232	4.3	
	Q1 2009	12,957	-26.9		34,077			358,036	-5.6	
	YTD 2008	26,483	-11.5		55,576			385,669	4.7	
	YTD 2009	21,064	-20.5		47,072			368,660	-4.4	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

¹Source: CREA

²Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Oshawa
April 2009

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to- New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2008	January	554	-4.6	830	1,558	1,494	55.5	243,652	-8.2	251,230
	February	770	-2.7	815	1,450	1,484	54.9	271,408	3.2	271,827
	March	824	-15.0	718	1,693	1,507	47.7	275,656	4.0	274,314
	April	989	-8.7	770	2,111	1,693	45.5	275,751	18.7	273,019
	May	1,051	-11.8	779	2,049	1,527	51.0	282,717	2.5	276,228
	June	966	-13.0	765	1,818	1,606	47.6	283,059	4.3	275,020
	July	892	-6.9	804	1,592	1,649	48.7	275,088	2.8	273,652
	August	746	-15.6	733	1,423	1,431	51.3	270,802	2.0	271,480
	September	755	4.7	796	1,720	1,574	50.6	268,291	-1.1	268,448
	October	576	-29.0	627	1,481	1,503	41.7	264,936	-3.2	265,856
	November	409	-41.1	503	1,075	1,452	34.7	268,902	-1.3	270,173
	December	265	-37.4	497	604	1,677	29.6	262,710	-3.9	270,419
2009	January	350	-36.8	521	1,348	1,281	40.7	257,095	5.5	265,463
	February	506	-34.3	534	1,212	1,246	42.9	263,838	-2.8	264,329
	March	694	-15.8	607	779	700	86.8	263,970	-4.2	262,715
	April	843	-14.8	655	779	627	104.5	269,596	-2.2	266,868
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
Q1 2008		2,148	-8.2		4,701			265,879	0.5	
Q1 2009		1,550	-27.8		3,339			262,374	-1.3	
YTD 2008		3,137	-8.4		6,812			268,991	5.8	
YTD 2009		2,393	-23.7		4,118			264,918	-1.5	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

¹Source: CREA

²Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators Toronto CMA

April 2009

		Intetereest Rates			NHPI, Total, Toronto CMA 1997=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2008	January	725	7.35	7.39	144.9	110.7	2,894	6.6	69.0	828
	February	718	7.25	7.29	145.3	111.3	2,905	6.5	69.0	830
	March	712	7.15	7.19	145.7	111.5	2,920	6.5	69.2	824
	April	700	6.95	6.99	145.8	112.2	2,932	6.5	69.4	823
	May	679	6.15	6.65	145.7	113.3	2,941	6.6	69.6	828
	June	710	6.95	7.15	146.2	113.8	2,934	6.8	69.4	839
	July	710	6.95	7.15	146.3	114.9	2,920	7.0	69.1	843
	August	691	6.65	6.85	146.5	114.7	2,904	7.0	68.6	848
	September	691	6.65	6.85	146.4	114.9	2,913	6.9	68.6	856
	October	713	6.35	7.20	146.4	113.7	2,925	6.9	68.7	863
	November	713	6.35	7.20	146.4	113.5	2,928	7.1	68.7	866
	December	685	5.60	6.75	146.4	113.0	2,926	7.3	68.7	855
2009	January	627	5.00	5.79	146.5	112.5	2,919	7.8	68.8	854
	February	627	5.00	5.79	146.4	113.2	2,912	8.3	68.9	850
	March	613	4.50	5.55	145.9	113.8	2,906	8.8	69.0	850
	April	596	3.90	5.25		113.1	2,907	8.9	69.0	850
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA

April 2009

		Intetereest Rates			NHPI, Total, Toronto CMA 1997=100	CPI, 2002 =100	Oshawa Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2008	January	725	7.35	7.39	144.9	110.7	184.7	5.7	68.7	862
	February	718	7.25	7.29	145.3	111.3	184.6	6.4	69.0	858
	March	712	7.15	7.19	145.7	111.5	183.3	6.5	68.5	851
	April	700	6.95	6.99	145.8	112.2	182.0	7.7	68.8	838
	May	679	6.15	6.65	145.7	113.3	182.8	7.9	69.1	833
	June	710	6.95	7.15	146.2	113.8	186.0	7.3	69.8	834
	July	710	6.95	7.15	146.3	114.9	188.2	6.6	69.9	837
	August	691	6.65	6.85	146.5	114.7	188.8	6.3	69.9	837
	September	691	6.65	6.85	146.4	114.9	188.4	6.9	70.0	842
	October	713	6.35	7.20	146.4	113.7	189.5	7.4	70.6	848
	November	713	6.35	7.20	146.4	113.5	188.1	7.8	70.4	849
	December	685	5.60	6.75	146.4	113.0	186.6	7.8	69.6	852
2009	January	627	5.00	5.79	146.5	112.5	183.5	8.0	68.6	848
	February	627	5.00	5.79	146.4	113.2	181.2	8.2	67.7	851
	March	613	4.50	5.55	145.9	113.8	179.1	8.3	66.9	853
	April	596	3.90	5.25		113.1	178.4	7.7	66.2	861
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

*P & I means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

*NHPI means New Housing Price Index

*CPI means Consumer Price Index

*SA means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 60 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable homes – homes that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.

©2009 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please contact: the Canadian Housing Information Centre (CHIC) at <mailto:chic@cmhc.gc.ca>; 613-748-2367 or 1-800-668-2642.

For permission, please provide CHIC with the following information:

Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.



STAY ON TOP OF THE HOUSING MARKET

Enhance your decision-making with the latest information on Canadian housing trends and opportunities.

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis** – Future-oriented information about local, regional and national housing trends.
- **Statistics and Data** – Information on current housing market activities — starts, rents, vacancy rates and much more.

Free reports available on-line:

- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports - Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Renovation and Home Purchase
- Rental Market Highlight Reports
- Rental Market Reports, Major Centres
- Rental Market Statistics

Free regional reports also available:

- B.C. Seniors' Housing Market Survey
- Ontario Retirement Homes Report
- The Retirement Home Market Study, Quebec Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Residential Construction Digest, Prairie Centres
- Analysis of the Resale Market, Quebec Centres

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

Client e-Update

A monthly e-newsletter that features the latest market insight, housing research and information to help housing finance professionals enhance client relationships and grow their business.

